

5th & I Project **Pre-Offer Conference**



The Carnegie Library
January 31, 2008



Conference Agenda

- 1. Introduction**
- 2. Project Discussion**
 - Property Overview
 - Key Project Elements
 - Project Vision
 - Selection Process Timeline
- 3. Offer Requirements**
- 4. Question & Answer Session**
- 5. Site Tour**



Introduction

Clint Jackson

Project Manager

**Office of the Deputy Mayor for
Planning and Economic Development**

The John A. Wilson Building

1350 Pennsylvania Avenue NW, Suite 317

Washington, D.C. 20004

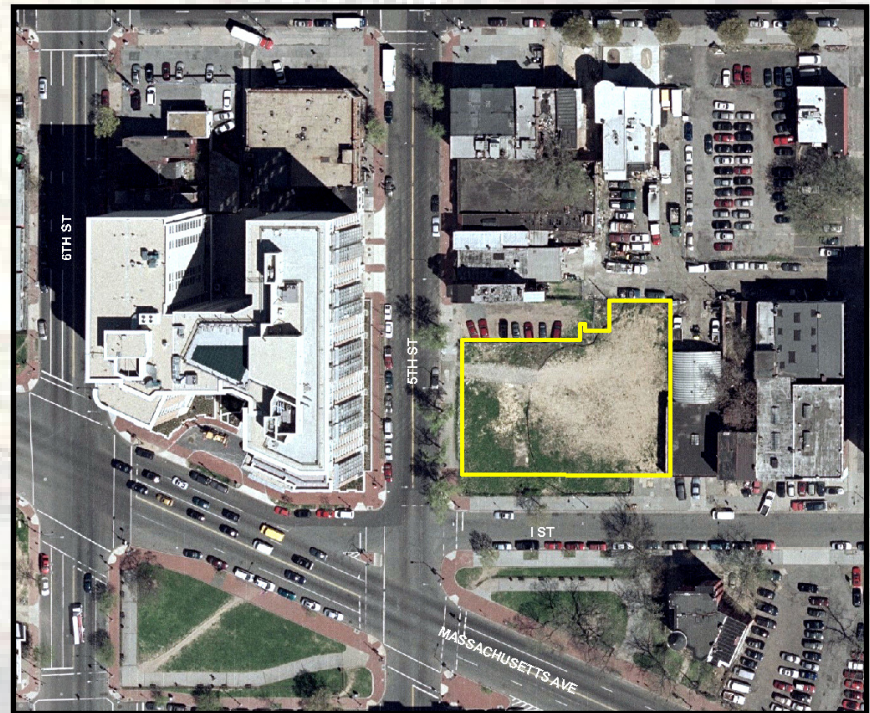
mcclinton.jackson@dc.gov



Project Discussion:

Property Overview

- **SSL:** 0516 0059
- **Address:** 463 I Street NW, WDC 20001
- **Ward:** 6 **SMD:** 6C01
- **Size:** 20,641 sf
- **Condition:** Unimproved, fenced perimeter
- **Topography:** Relatively level grassy soil at street grade



Project Discussion:

Key Project Elements

- 1. Public-Private Partnership**
 - Fee simple or ground lease disposition
- 2. Sustained Community Involvement**
- 3. LSDBE Equity & Development Participation; CBE Sub-Contracting Opportunities**
 - Preference for offers that include an LSDBE architect
- 4. Business & Employment Opportunities for Ward 6 businesses and residents**
 - Apprenticeship program for local residents
 - Preference for offers that include local business partners



Project Discussion: Project Vision

1. Mixed-use Project

- including **lodging** and **hospitality** options, community-serving **retail**, and **cultural amenities**
 - If a residential component is proposed, then mixed-income **housing** (affordable and market rate) is preferred

2. Project Design Goals

- Maximize development envelope
- Create vibrant streetscapes
- Stimulate pedestrian activity
- Capture unique cultural identity of the neighborhood
- Provide convenient services for local residents
- Offer entertainment venues that promote social gatherings among residents



Project Discussion: Project Vision

Stimulate pedestrian activity



Project Discussion: Project Vision

*Capture unique
cultural identity of
the neighborhood*



Project Discussion: Project Vision

*Capture unique
cultural identity of
the neighborhood*



Project Discussion: Project Vision



***Create vibrant
streetscapes***



Project Discussion: Project Vision



***Provide unique, neighborhood
serving retail***



Project Discussion:

Selection Process Timeline

Issuance of Solicitation	December 2007
Pre-Offer Conference and Site Visit	January 31, 2008
Offer Due Date (at 5:00 PM ET)	March 7
ODMPED Determination of Responsive Offers	March 14
Selection Panel Review of Offers	March 14 – April 4
Meetings with Offerors	April 7 - 11
Selection of Offerors for Short-List (if necessary)	April 18
Short-List Offerors' Presentations to Community	April 21 - 25
Tours of Short-List Offerors' Projects	April 21 - 25
Request for Best and Final Offers	May 2
Best and Final Offers Due	May 16
Announcement of Selected Development Team	May 30



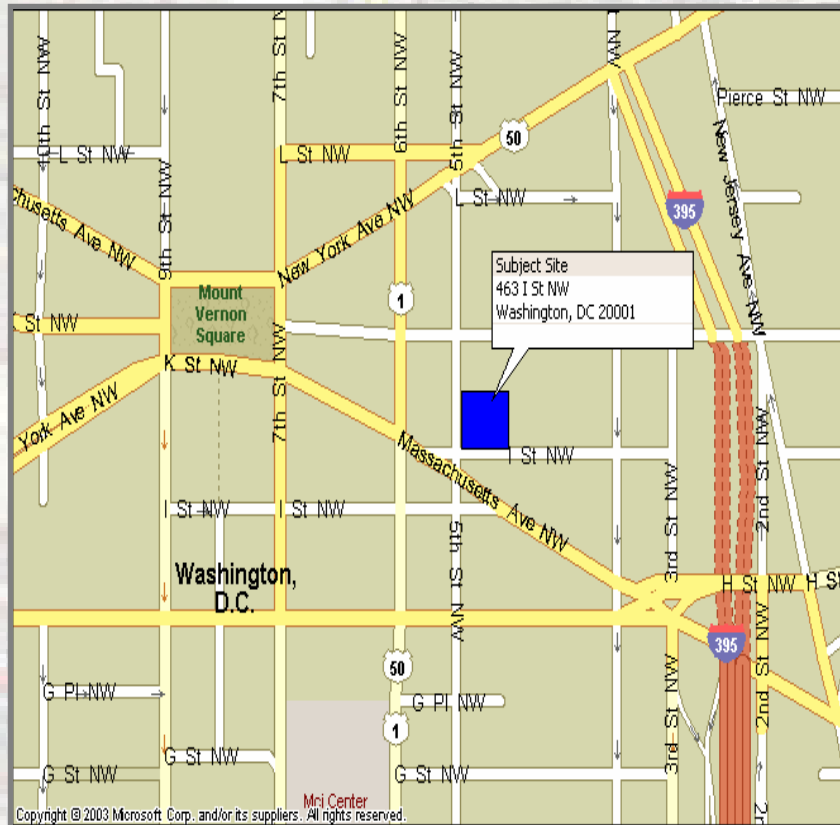
Offer Requirements

1. \$100,000 deposit must included with each offer
2. Offerors are expected to fund all pre-development expenses
3. The selected Offeror will be expected to submit an earnest money deposit not to exceed \$1M at the execution of the development agreement with the District
 - A portion of the earnest money may be due at time of award
4. The selected Offeror will be expected to close on the disposition within 120 days of selection
5. LSDBE equity and development agreements must be closed prior to closing on the disposition
6. The selected offer will be binding and will not be re-traded
 - The ODMPED reserves the right to re-issue the *Solicitation*, if the selected Offeror attempts to re-trade

Refer to section 4 of *Solicitation for Offers* for more details.



Offer Requirements



Key Evaluation Criteria

1. Qualifications & Experience
2. Project Implementation Strategy
3. Financial Capacity
4. LSDBE, CBE Participation



Question & Answer Session

ODMPED will post the definitive answers to questions submitted today on the website, <http://dcbiz.dc.gov>, by Close of Business on Friday, February 8, 2008

